



**Alpena Authority for
Brownfield Redevelopment
208 North First Avenue
Alpena, Michigan 49707
231.354.1770**

The Alpena Authority for Brownfield Redevelopment in northeast Lower Michigan is pleased to submit our application for USEPA Brownfield Assessment Grants for both Petroleum and Hazardous Substances sites. We are requesting funds to inventory, assess, and position property impacted by petroleum and hazardous substances for redevelopment and, to inform and get input from the community on the vision, goals, objectives, outputs, and outcomes of the project. Outcomes include increased employment and affordable housing opportunities, redevelopment of underutilized and contaminated property into productive use, revitalization of downtown areas, and protection of human health and the environment.

Information on the Alpena Authority for Brownfield Redevelopment EPA Brownfield Assessment grant application is provided below, consistent with the EPA guidelines.

a. Applicant Identification:

Alpena Authority for Brownfield Redevelopment, 208 North First Street, Alpena, Michigan 49707

b. DUNS Number: 085900975

c. Funding Requested:

- i) Grant type: Assessment
- ii) Amount: \$400,000 total
(no site specific waiver)
- iii) Contamination:
\$200,000 Petroleum
\$200,000 Hazardous Substances
- iv) Assessment Type: Community-Wide

d. Location: City of Alpena
Alpena County, Michigan

e. Site Specific: Funding request is community-wide Coalition

f. Contacts

Greg Sundin, Project Director
City Manager
City of Alpena
208 North First Street
Alpena, Michigan 49707
989.354.1770

Highest Ranking Elected Official
Matt Waligora
City of Alpena
208 North First Street
Alpena, Michigan 49707
989.354.1770

g. Date Submitted: December 18, 2015

h. Project Period
October 1, 2016 – September 30, 2019

i. Population: (2014 Census Estimate) 10,247

j. Other Factors: Attached

The City of Alpena is a strong, resilient community that has faced significant economic, environmental, and social challenges over the last 35 years. The community has attacked these issues head on, using a collaborative approach with local, state and federal government and community partnerships. This foundation of our community working together forms the basis of the approach for the requested EPA Brownfield Assessment Grant. The focus of the Project will be to direct project resources to increasing housing and employment options for targeted audiences, especially single

mothers, low income families, and other vulnerable populations, such as seniors and children. The Project will be conducted and implemented by the Alpena Authority for Brownfield Redevelopment, a municipal corporation established by the Alpena City Council under the auspices of Act 381, PA 1996 as amended, in conjunction with governmental, community, and business partners

The City's population in the 2010 Census was 10,364, an 8.3% reduction from 11,304 in 2000, and an 8.7% reduction from 11,354 in 1990. According to the Bureau of Labor Statistics, unemployment in Alpena County for 2014 is almost 10 percent higher than Michigan and over 50 percent higher than the US. Median household income is only 65 percent of the state average and only 61 percent of the national average. The poverty rates are 148 percent of the State and 212 percent of the US. Perhaps one of the most startling indicators is that the percentage of female heads of household with dependent children living in poverty is 73.8 percent, almost double the State average of 42.5 percent.

Along with employment and income, the lack of affordable housing is a significant barrier. In a study conducted by the Northwest Michigan Council of Governments and based on data from the American Community Survey Data, there are one and half times as many low-income homeowners in the region as there are affordable homes, and two and a half times as many low-income renters as there are affordable rentals. The three target population areas for the EPA Brownfield Assessment Grant qualify as a low moderate income community under Community Development Block Grant guidelines, with two of the area over 70% of residents under the low moderate income threshold.

The grant work plan includes developing an inventory of impacted property, incorporating the inventory into a GIS database and posting the information on the web, conducting environmental assessments to determine the nature and extent of contamination, positioning property through preparation of Baseline Environmental Assessments and Brownfield Plans, monitoring the outputs and outcomes of the project, and conducting outreach and programmatic activities to support project implementation.

The Alpena Authority for Brownfield Redevelopment, with the support of the City of Alpena, possess the management capacity and technical expertise necessary to do an excellent job with this project. However, the Authority lacks the financial resources to address environmental contamination and justice issues necessary to position Brownfield properties for redevelopment. The EPA Community Wide Brownfield Assessment Grant would build on the success and capacity of the Authority and significantly expand the opportunity for addressing key environmental issues, protecting the health and welfare of the community, and providing investment and jobs to improve the quality of life of all its citizens.

Thank you for the opportunity to submit this EPA Community Wide Brownfield Assessment Grant application to support redevelopment in Alpena. Please contact me at 989.354.1771 or adamp@alpena.mi.us if you have questions or would like additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Adam Poll", with a stylized flourish at the end.

Adam Poll, Director of Planning and Development
On behalf of Alpena Authority for Brownfield Redevelopment

Appendix 3

Regional Priorities Form/Other Factors Checklist

Name of Applicant Alpena Authority for Brownfield Redevelopment

Regional Priorities - Other Factors

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Region V – Coordinated Public Funding for Brownfields

Page Number(s): 2, 7, 10, 11, 12

Assessment Other Factors Checklist

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	9, 10
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	1,3,5,6

<p>Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.</p>	
<p>Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc.</p>	
<p>Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.</p>	

Alpena Authority for Brownfield Redevelopment, Michigan
Ranking Criteria for Site Assessment Grants

Section 1: Community Need

The City of Alpena is a strong, resilient community that has faced significant economic, environmental, and social challenges over the last 35 years. The community has attacked these issues head on, using a collaborative approach with local, state and federal government and community partnerships. This foundation of our community working together forms the basis of the approach for the requested EPA Brownfield Assessment Grant. The focus of the Project will be to direct project resources to increasing housing and employment options for targeted audiences, especially single mothers, low income families, and other vulnerable populations, such as seniors and children. The Project will be conducted and implemented by the Alpena Authority for Brownfield Redevelopment, a municipal corporation established by the Alpena City Council under the auspices of Act 381, PA 1996 as amended, in conjunction with governmental, community, and business partners

a. Targeted Community and Brownfields

- i. **Targeted Community Description:** The City of Alpena located in the northeastern lower peninsula of Michigan. Historically, an industrial and shipping community based on resource extraction and processing, Alpena has experienced significant economic disruption, job loss, population loss, and unemployment over the past 35 years.

The City's population in the 2010 Census was 10,364, an 8.3% reduction from 11,304 in 2000, and an 8.7% reduction from 11,354 in 1990. According to the Bureau of Labor Statistics, unemployment in Alpena County for 2014 is almost 10 percent higher than Michigan and over 50 percent higher than the US. Median household income is only 65 percent of the state average and only 61 percent of the national average. The poverty rates are 148 percent of the State and 212 percent of the US. Perhaps one of the most startling indicators is that the percentage of female heads of household with dependent children living in poverty is 73.8 percent, almost double the State average of 42.5 percent.

Along with employment and income, the lack of affordable housing is a significant barrier. In a study conducted by the Northwest Michigan Council of Governments and based on data from the American Community Survey Data, there are one and half times as many low-income homeowners in the region as there are affordable homes, and two and a half times as many low-income renters as there are affordable rentals.

The industrial history of Alpena, along with other historical uses, has left a legacy of environmental impacts. There are over 360 sites of environmental concern in Alpena County, with a few major manufacturing sites, but mostly abandoned corner gas stations, auto repair facilities, dry cleaners, and fabrication shops, many of which are located near residential neighbors and sensitive populations.

There are three primary target population areas in the City which are particularly impacted by brownfield conditions and include the most economically challenged residents: The south downtown area, the river neighborhood, and the north residential neighborhood. A survey conducted by Lake Superior State University estimated that 70.9 percent of households in a target study area which includes the south downtown area and the river neighborhood on both sides of the Thunder Bay River met the qualifications of low – moderate income for eligibility for a Community Development Block Grant and census data for the north neighborhood indicates a considerably lower median and average household income, a higher fraction living in poverty, and lower median and average home values than other areas of the City. This north neighborhood is located within 1 mile of the LaFarge cement plant, discussed later in the application.

According to a study commissioned by the Alpena Visitors and Convention Bureau, Alpena has been faced with a three-fold challenge from a marketing perspective: Alpena is seen as a manufacturing location with a lower-than average quality of life; people in downstate Michigan, for the most part, know little – if anything – about Alpena; and the western shore of the state commands the lion's share of tourism in Northern Michigan. In fact, more than 90% of visitors traveling north on Interstate 75 are headed to the Traverse City area, Mackinac Island, or the Upper Peninsula.

Even with these challenges, Alpena is poised for resurgence. The City of Alpena is the primary trade center for a large area in northeast Lower Michigan. According to the Alpena Market Analysis and Downtown Strategic Plan, prepared by Beckett and Raeder in association with the Strategic Edge, the population estimate for the

Downtown Alpena total trade area is 43,300, with 67% of those (29,200 people) located in the primary trade area.

In addition, Alpena has the infrastructure and nature features to attract residents, workers, and investment: a stunning downtown and first-class amenities, including parks, a great hospital, and a community college, the only fresh water marine sanctuary in the world with a world-class interpretive center (NOAA) and related activities. The Thunder Bay has over 70 shipwrecks in the span of 65 miles, which makes it home to one of the largest concentrations of wrecks in the world. While portions of the waterfront has been developed as a first class marina, parks and open space.

Unfortunately, much of the rest of the waterfront is occupied by former and existing industrial uses. These brownfield and current industrial sites present impediments to fully realizing waterfront opportunities, which are directly adjacent to the target population areas. As Alpena makes the gradual transition away from heavy industry to a service and tourist-based economy, more waterfront property has become and will become available.

The City and the Alpena Authority for Brownfield Redevelopment have partnered with local, state, and federal agencies, community organizations, and the private sector to develop two sites on the Thunder Bay River, with many more opportunities. The first site is the former Alpena Lumber Company property, a downtown site on the River and, with the support of the first EPA Brownfield Assessment Grant to the City of Alpena to identify the environmental conditions of the property, the City and Authority positioned the property with a local tax abatement and Brownfield Tax Increment Financing, with the support and approval of the Michigan Department of Environmental Quality (MDEQ) and the Michigan Strategic Fund (MSF) for environmental and non-environmental eligible activities for the development of a Holiday Inn Express. The City and Authority collaborated with the National Oceanic and Atmospheric Administration (NOAA) to redevelop a portion of the former Fletcher property for the NOAA Maritime Facility. These cooperative efforts are an example which meets the EPA Region V Priority of **Coordinated Public Funding for Brownfields**, which will be continued with each of the properties redeveloped with the assistance of the EPA Brownfield Assessment Grants.

There are many sites left to develop along the waterfront for which the unknown environmental conditions are a barrier. One of these site is Fletcher Paper, along the north bank of the Thunder Bay River, directly adjacent to the north river neighborhood target population area. After over one hundred years of operation the Fletcher Paper Company closed its doors in December 2000 and filed for bankruptcy the following spring. After a failed attempt by Alpena Paper Company to acquire the mill out of bankruptcy and re-open a portion of the operation, the property and assets were purchased by Alpena Marc LLC in August 2002, which also acquired the adjacent former D&M Railroad property bringing the total land area to nearly 29 acres with 3,000 feet of river frontage. Alpena Marc proposed a mixed-use development consisting of industrial, institutional, retail, restaurant, hotel and conference, and residential uses. After many attempts, Alpena Mark was not successful for a large part of the property remains undeveloped and an eyesore in the community. With the combination of commercial and industrial uses, and residential development, including affordable housing, the former Fletcher Paper property represents a significant opportunity, as well as significant challenges, including environmental conditions. In addition to this and other larger industrial sites, there are a number of smaller properties in and around the downtown area that will also be a target for EPA Brownfield Assessment Grant resources

A key economic development strategy for the City of Alpena is developing a mixed use, walkable, vibrant downtown with a strong linkage to a waterfront converted from industrial use to recreational, retail, and residential use. The City has had success in redeveloping brownfield sites to mixed-use development as part of the strategy. However, the lack of available funding will limit future projects.

The EPA Brownfield Assessment Grant provides the perfect opportunity to address three of the community's most significant issues: conducting investigations to address **environmental concerns** that are a barrier to redevelopment, working with local and state agencies and private developers to develop **affordable housing** and

to develop commercial and industrial businesses to increase **employment** opportunities for lower income individuals

In order to fulfill this vision, additional resources are necessary to inventory, assess, and position brownfield sites, particularly in the target population areas, for private mixed-use investment and public access and recreational facility investments. The EPA brownfield assessment grant program provides the ideal opportunity and resources to meet the City's downtown strategic plan and the community development plan to stimulate housing options and businesses.

ii. Demographic Information

The City of Alpena has been significantly and disproportionately impacted by the economic downturn. In most every indicator, the City of Alpena and Alpena County significantly exceed the State and the US. *The poverty rates are 148% of the State and 212% of the US, and per capita income is only 65% of the State and 61% of the US.* Unemployment rates are not seasonally adjusted and, because of the summer seasonal nature of many jobs in the area, are not reflective of the true unemployment situation in the community.

	City of Alpena	State of Michigan	Percent Difference	U.S.	Percent Difference	Source
Population	10,483	9,883,640		311,536,594		(1)
Unemployment*	8.00%	7.30%	109.59%	5.30%	150.94%	(2)
Poverty Rate	25.10%	16.90%	148.52%	11.30%	222.12%	(1)
Poverty Rate for Children 0 - 17	37.30%	20.10%	185.57%	26.70%	139.70%	(1)
Percent Minority	3.20%	21.10%		36.70%		(1)
Median Household Income	\$32,377	\$49,807	65.00%	\$53,046	61.04%	(1)

(1) Data are from the 2009 – 2013 American Community Survey and are available on American FactFinder at

http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_13_5YR_DP03&src=pt and
http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_13_5YR_DP05&prodType=table

(2) Data are from the Bureau of Labor Statistics and are available at www.bls.gov.

*Unemployment rates not available for townships, villages or rural cities.

There is not a significant minority population in northern Michigan. Most of the population is Caucasian, with areas of Native American representation.

iii. Brownfields: Alpena County has over 360 sites listed on State and Federal environmental databases, representing an estimated 40 acres of contaminated, abandoned or closed service stations, dry cleaners, foundries, manufacturing facilities, salvage yards, abandoned dumps, oil and gas well production sites, and pesticide contaminated farmfields. In addition, there are numerous vacant and functionally obsolete buildings in the City that have historical significance, but significant challenges for redevelopment and adaptive reuse.

Database	Total
CERCLA NPL (Superfund Sites)	1
ECHO	1
CERCLIS / CERCLIS NFRAP	5/15
State Haz Waste / Part 201 Sites	58
MDEQ Brownfield Database	8
MDEQ LUSTs	45/48
MDEQ USTs	48/134
Totals	166/197

*Delisted Sites

Of particular note are the over 200 Part 201 Hazardous Waste site and the Leaking Underground Storage Tanks sites, many of which are sites that are directly adjacent to residential neighborhoods in the community. A high percentage of documented contaminated sites in the region are former gas stations, closed and abandoned because of the high cost of compliance for environmental regulations, changing economic conditions, and the high cost of redevelopment to address the environmental condition. Meanwhile contamination emanating from many of these sites continues to migrate into neighborhood, often because of a lack of compliance and enforcement capacity at the local and state level. The EPA Assessment Grant for Petroleum sites will focus on these closed gas stations and other LUST sites. The high number of brownfields across the region and their proximity to sensitive populations, including children and elderly, poses a significant risk to the public health and welfare of the region's citizens.

Because of significant groundwater contamination resulting from the commingling of plumes from multiple Leaking Underground Storage Tanks (LUSTS) sites in the City of Alpena and to protect adjacent residential neighborhoods, **the City recently developed and adopted an ordinance to regulate and restrict the use of groundwater in certain areas of the City due to the presence of groundwater contamination.**

iii) Cumulative Environmental Issues:

The City of Alpena is blessed with open space and abundant water. There are numerous sites of environmental contamination and additional environmental issues in the northern Michigan region that have a cumulative impact on the environmental and personal health of region, including air quality and lead in soils.

Air quality - According to Scorecard, The Pollution Information Site of Environmental Defense, Alpena has some of the highest sulfur dioxide emissions in the nation, and is in the top 80% of counties in the nation for nitrogen oxide and volatile organic compounds emissions. In addition, Alpena is the top 80% - 90% percentile and in the top 90% - 100% of all counties in the nation of air releases of recognized carcinogens and recognized reproductive toxicants respectively.

A Public Health Assessment compiled by the Agency for Toxic Substances and Disease Registry, a part of the Center for Disease Control, for the LaFarage Corporation – Alpena Plan concluded that air sampling has found various chemicals in the air, including benzene and carbon tetrachloride, in Alpena which, at times, was at concentrations of human health concern and that, after concern was expressed about cement kiln dust (CKD), the density of particulate matter less than 10 microns in diameter in the air in Alpena has exceeded the U.S. EPA standard for the annual average concentration in 16 out of approximately 400 samples collected from 4 locations. Anyone living in or visiting Alpena and breathing the air would be exposed to these chemicals, with the most acute exposure to nearby residents in the lower income neighborhood.

The Lafarge Cement facility recently received approval from the MDEQ to use scrap plastics and asphalt shingles at its cement kilns in Alpena in the company's existing five cement kilns it operates at on site. Prior to receiving approval to use plastics and shingles as a fuel, the company had used coal, petroleum coke, clean wood and nonchlorinated, nonhalogenated polyethylene (PE) and polypropylene (PP) as fuel.

Lead in Soils - According to the Michigan Department of Community Health, lead concentrations in some soil in the City of Alpena exceed the Department of Environmental Quality Clean-up Criteria and, as noted above, the Center for Disease Control identified surface soil in Alpena contains some chemicals at concentrations potentially of human health concern. The contamination may be from airborne sources or potentially from lead based paint from the older housing stock deposited in soils.

b. Impacts on Targeted Communities

Like many northern Michigan communities, lumbering was responsible for the growth and development of the City of Alpena in the late 1800's. The Fletcher Pulp Mill was constructed in 1886 and the Paper Mill in 1898. The forest products industry has been, and continues to be an important component of the region's economy. Other industries, including cement manufacturing, also located along the waterfront to take advantage of easy access to water for processing and shipping.

This industrial activity has dominated the waterfront area, resulting in many brownfield sites and some existing and continuing industrial sites. A database search of state and federal information sources identified the seventy-eight known contaminated sites as of December 1, 2015 in the City of Alpena.

The Lafarge Cement Plant and Decorative Panels, Inc. (DPI), two major industrial stationary sources with MDEQ Air Permits, are located in the northern portion of the City. These industries are directly north of the census block with the lowest income and lowest property values in the City, and disproportionately impacted by these industries. According to a report from the Center for Disease Control, the population living within 1 mile of the Lafarge plant has a considerably lower median and average household income, a higher fraction living in poverty, and lower median and average home values than does the population living within a 3-mile radius of the plant. The concerns noted above, including air quality and CKD particulate exposure, most directly effects the nearby residents.

While data on the effects of these impacts, such as cancer rates or hospitalization, is not available for this census tract, Based on National Cancer Institute data, Alpena County has the second highest annual incidence cancer rate of all counties in Michigan, 114% higher than the average Michigan rate and 118% higher than the US average rate, between 2008 and 2012, which is particularly important since the southern more populous portion of the state is considered more industrialized. Because of the rural nature of Northeast Michigan, health data of target populations, including youth, seniors, and low income families is not readily available.

Known hazardous substances and petroleum constituents released into the environment within the region as a result of these brownfields generally include, but are not limited to benzene, ethylbenzene, toluene, xylenes and other petroleum related constituents, various heavy metals (arsenic, lead, chromium, mercury); chlorinated solvents (tetrachloroethylene and trichloroethylene), PCBs, and asbestos. Many of these contaminants are known carcinogens posing significant health risks to the residents of the region.

There are an estimated 78 known and untold number of potential Brownfield sites in the City of Alpena. The following is a summary of the highest ranks sites of contamination as ranked by the MDEQ, the contamination and the health effects of exposure to those contaminants.

Site	Contaminants	Health Effects
Fletcher Paper	As; Benzene; Cl; Fe; Se; PCE; Toluene; TCE	Skin and sensory irritation, central nervous system, respiratory system; prolonged exposure can affect the kidney, liver and blood systems.
324 North 11 th Avenue	1,2,4 TMB; 1,3,5 TMB; Benzene; Ethylbenzene; Xylenes	Nervous system, skin and sensory irritation, respiratory system
901 W. Chisholm Street Former Werth Dry Cleaners	PCE; TCE	Nervous system, youth intellectual development skin and sensory irritation, respiratory system
416 Ford Avenue AbitibiPrice Corp	Ethylbenzene; Xylenes	Eye and throat irritation, potential liver and kidney damage, nervous system and blood changes; central nervous system, respiratory;

c. Financial Needs

i.) **Economic Conditions:** The City of Alpena is facing its share of difficult economic times, as are many communities in Michigan and throughout the United States. City revenue has been essentially flat for the last five years and expenses have continued to increase at about 3% per year. Discretionary funds to devote to public health and economic development have dwindled and the City has been creative in finding outside resources to

accomplish its goals. Declining employment with business closings, as well as the housing crisis, have had an incredible impact on employment, income, and local government revenue.

For example, the City of Alpena has seen revenues decrease since 2008, in large part due to the number of foreclosures and declining property values. Because property tax revenue comprises over 65 percent of the annual budget, reduction in property values have a dramatic impact. In just one year, from 2012 to 2013, the taxable value in the City declined over \$11.6 million, or 4.22%

The continued decrease in revenue from the State has forced the City to reduce capital projects and keep vacant positions unfilled in the departments of Public Works and Police. A reorganization of the DPW department has resulted in the combining of the two Division Head positions into one and the hiring of an additional union employee with no net change in employees. Clerical staff in the Clerk/Treasurer/Finance Director's office was reduced from three full-time and one part-time position to three full-time positions. Additionally, three administrative positions – Assistant City Manager, MIS Director and Engineering Inspector – were eliminated in April 2009 due to budget shortfalls. The local real estate market has also been impacted by the struggles of the state economy and the implosion of the real estate financial markets resulting in an increase in the number of homes on the market and in foreclosure. This has resulted in a decline in the sale price of homes over the past few years with a corresponding impact on the City's property tax revenue in 2011, 2012 and 2013.

The median age is 42.5 years old and the average income per capita is \$18,907. The average income per capita remained steady from 2003 until 2007, when it increased almost \$5,000, to peak out at \$28,500, before significantly falling to \$18,582 in 2011 and increasing slightly to \$18,907 in 2012.

Financial resources available to the Brownfield Authority are limited by the relatively small size of the community. The City is far north of the larger population and commerce areas in the State of Michigan. This more remote location means that investment and resources are more significantly limited to local sources of financing and funding. This smaller pool of funding makes the challenge of addressing extensive brownfield properties even more difficult. The infusion of federal funding is critical to support the assessment and positioning of brownfield properties for cleanup and redevelopment.

ii.) **Economic Effect of Brownfields:** Brownfields can have a devastating impact on the local economy. The City of Alpena not only experience plant closures, but has been left with the legacy, cost, and stigma of soil and groundwater contamination. This stigma has far reaching effects. There are over 50 sites identified in the City as blighted, contaminated or functionally obsolete. Respondents to a community survey for the City Master Plan update indicated lack of employment, decreasing property values and environmental concerns as key community problems. Property values have declined for the past five years by over 13%. Unemployment rates are substantially higher than the State average. A survey conducted by Lake Superior State University estimated that 70.9 percent of households in a target study area near downtown Alpena met the qualifications of low – moderate income for eligibility for a Community Development Block Grant.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Project Description

i. **Project Description:** The focus of the Alpena Brownfield Assessment Project will be to direct project resources to the three target population areas to address three key issues: Affordable Housing, Employment, and Environmental Impacts. As described earlier, there is a serious shortage of affordable housing, the area's unemployment rate is significantly higher than State or national rates, per household income is dramatically lower and poverty levels are significantly higher than State or national level, and there are numerous widespread sites of contamination throughout the community.

While there are not organized neighborhood associations representing the three target population areas, the Brownfield Authority will build on the community engagement and planning efforts under the recent update of the City Master Plan, and reach out to the targeted communities to direct outreach and engagement efforts to share information on the Project, identify goals and objectives, outline opportunities, and together determine the most effective process.

A steering committee comprised of key community stakeholders will be established to formalize the structure and framework of the Alpena Brownfield Assessment Project, share information about the resources available through the EPA grant and from the partners, strategize redevelopment and cleanup priorities, and maintain and expand working relationships among the Project partners.

The City of Alpena has undertaken an extensive community planning process and analysis to meet the many challenges that lie ahead, particularly in the areas of land use, sustainability, economic diversity, and environmental and natural resources protection. The City Master Plan was recently updated, utilizing extensive community involvement, with themes relating to Brownfield redevelopment including:

- ❑ Protecting the environment and natural resources
- ❑ Directing development toward the downtown;
- ❑ Expand employment opportunities
- ❑ Rehabilitation of existing buildings; and
- ❑ Preserving historic buildings;
- ❑ Provide housing for all incomes

In collaboration with the Michigan Economic Development Corporation, the City of Alpena has been working toward certification as a Redevelopment Readiness Community. As part of that process, a riverfront development plan was developed that included areas of the target population area. The Plan included specific details for certain buildings and properties, including the former Alpena Power Company building, a blighted and vacant building on the waterfront, and incorporates planning for the former Fletcher Paper company property. This certification will move the City of Alpena to the top of the priority list for State Funding. This cooperative effort between the City and the State of Michigan is an example which meets the EPA Region V Priority of **Coordinated Public Funding for Brownfields**, which will be continued with each of the properties redeveloped with the assistance of the EPA Brownfield Assessment Grants.

The Authority will work closely with workforce development agencies, local housing commission and the state housing authority, environmental regulators, economic development agencies, and communities, to share information and develop consensus on the approach. Once this groundwork is in place, the Authority will continue to work with targeted community areas and appropriate agencies to target Project resource in those areas that can result in leveraged funding and resources.

As the assessment projects proceed, project partners will receive periodic updates and have the opportunity to meet and identify the most effective next step to encourage investments to increase employment, expand affordable housing and reduce environmental impacts.

ii. **Project Timing:** The Alpena Authority for Brownfield Redevelopment was established by the Alpena City Council in 1997 and has been actively involved in five projects, ranging from smaller downtown building redevelopment and remediation to a major industrial expansion and redevelopment. The Project Director will be Greg Sundin, Alpena City Manager, who will be responsible for overall project development and outcomes, and the Project Manager will be Adam Poll, Alpena Community Development Director, responsible for day-to-day grant management and implementation.

The initial task upon grant approval will be the preparation of a detailed work plan as part of the Cooperative Agreement between the Alpena Authority for Brownfield Redevelopment and the EPA. Once the Work Plan has been approved by EPA and the Cooperative Agreement executed, the Authority will secure an environmental consultant to assist with project implementation, conduct environmental assessments, and prepare redevelopment and cleanup plans for targeted sites. The contractor procurement is anticipated in **Fall 2016**. The contractor procurement will have a focus on encouraging Disadvantaged Business Enterprises (DBE) to submit prime or subcontractor proposals. The Authority will be directly involved in designing and developing the site selection process, in collaboration with community partners and stakeholders, to ensure compliance with EPA requirements and opportunities in targeted communities. The Authority will continue to meet on a monthly basis, or as necessary to provide the guidance and decisions for effective grant implementation. The site selection process will begin in **January 2017** with outreach to stakeholders and community sessions to seek input on opportunities, with particular emphasis on the targeted populations. Initial nominations for EPA Grant services will be made in **Spring 2017**. The QAPP and HASP will be prepared and approved in **Spring 2017**.

Initial environmental assessments conducted in **Summer 2017**. The project budget estimates that up to 44 Phase I ESAs and 20 Phase II ESAs will be conducted.

iii. Site selection: The first step in the community wide brownfield redevelopment process is to identify and prioritize sites that may have been impacted by either Hazardous Substances or Petroleum contamination. This identification and prioritization will help focus grant resources to those sites that meet EPA site eligibility criteria and community development goals, such as affordable housing, job creation, and environmental protection. The sites that are identified as impacted by petroleum will also be deemed to be of low priority by the Michigan Department of Environmental Quality (MDEQ) in order to meet the EPA criteria for site eligibility. As part of the previous City of Alpena EPA Brownfield Assessment Grant and additional efforts in the City, a number of priority sites have been identified. These sites will be supplemented with a five step process: Records Review, Community Input, Site Scoring, Site Contact, Site Eligibility, and Site Access.

Record Review: A list of sites will be developed from a records review of local, state, and federal environmental databases. Each of the counties has a Geographic Information Systems (GIS) with live links to the property assessment database that can help quickly identify and pinpoint potential properties. Databases developed from this information will then be used as an ‘overlay’ on the mapping system with base maps and aerial maps.

Community Input: The next step in the inventory process is to seek input from the public and key stakeholders the criteria to select sites and identify sites that may have been impacted by hazardous materials or petroleum contamination and may be candidates for services. At least two community meetings will be held to share information about the Alpena Brownfield Assessment Project and seek input on potential sites. The meetings will be widely publicized in the Alpena News, television, radio, and cable access, including earned media, public service announcements, advertising, and City websites and social media. In addition, the Authority will work closely with agencies and organizations that work with the target populations or low income families, seniors, and children to share information on the Project. The results of the database search, community forums, and advisory group discussions will be compiled into a database that includes the EPA site eligibility factors.

Site Scoring: Based on the criteria identified during the public input sessions and finalized by the advisory committee, the sites included in the database will be visited by Authority representatives and scored based on the criteria. Sites will be selected for each county, based on the priority scoring.

Site Contact: Priority site owners will be contacted to determine their interest in participating in the program.

Site Eligibility: A Site Eligibility Form will be completed for each property enrolled in the project and submitted to EPA for hazardous waste sites and to the MDEQ with a copy to EPA for petroleum sites.

Site Access: Site access agreements will be executed between the ECBRA and the property owner to ensure site access and agreement on the terms and conditions of access and information. Site nominations and environmental assessments will continue throughout the project.

b. Task Description and Budget Table

The Alpena Brownfield Assessment Project consists of four primary tasks: 1) Site Inventory and Prioritization; 2) Environmental Assessments including Baseline Environmental Assessments and Brownfield Redevelopment Plans; 3) Community Outreach and Policy Development; and 4) Eligible Programmatic Expenses.

i. Task Description

Task 1: Inventory: The inventory process was more fully described in the previous section for site selection. The inventory resulting from the site selection process will be compiled in a database and integrated into a Geographic Information System that can also post the environmental assessment reports for each property. The budget for the inventory task is **\$13,750** for the Hazardous Substances Grant and **\$13,750** for the Petroleum Grant, based on a total of 100 sites that will be inventoried.

Task 2: Environmental Site Assessments: Once sites have been identified, prioritized and approved as eligible by the Authority, the MDEQ and the EPA, and an access agreement has been executed between the Brownfield Authority and the property owner, the Phase I Environmental Site Assessments (ESAs) will be completed in general accordance with All Appropriate Inquiry (AAI) guidance, the recently updated ASTM E-1527-13 standard, and with Section 26(3)(h) of Part 201 of Michigan’s Act 451. The objective of this task is to

perform approximately twenty-two (22) Phase I ESAs under the Hazardous Substances Grant and twenty-two (22) Phase I ESAs under the Petroleum Grant for properties located within the City.

In order to continue to the Phase II ESA task, a Quality Assurance Project Plan (QAPP) and Health And Safety Plan (HASP) will be prepared and submitted for EPA review and approval. Based on the results of the Phase I ESA, and authorization to proceed from the Brownfield Authority and property owner, a site-specific Sampling and Analysis Plan (SAP) will be prepared for EPA approval. A Phase II report detailing the approach and results will be prepared and submitted to the EPA, with copies provided to the Brownfield Authority, the property owner, and the prospective developer. Depending upon the nature and extent of the RECs, ten (10) Phase II ESAs are anticipated for the Hazardous Substances Grant and ten (10) Phase II ESAs under the Petroleum Grant.

With selected high priority sites where the Phase II ESA identified the presence of contamination above MDEQ Criteria and where there is an identified purchaser and development proposal, a Baseline Environmental Assessment will be conducted for an exemption from environmental liability. Michigan law also provides for tax increment financing on Brownfield sites, with the development of a brownfield plan and approval by the Brownfield Authority. The preparation of these plans under the EPA grants will be direct stimulus to redeveloping critical brownfield sites in the Region. All sites will be processed in the Assessment, Cleanup, and Redevelopment Exchange System (ACRES).

The total budget for Task 2: Environmental Site Assessments is **\$165,000** for Hazardous Substances sites and **\$165,000** for Petroleum sites. **Eighty-two percent (82%)** of the total EPA Brownfield Assessment Grant will be dedicated to Phase I and Phase II Environmental Site Assessment and other direct brownfield property services.

Hazardous Substances Grant - AABR

Task	Units	Unit Cost	Total
QAPP			\$1,000
HASP			\$1,000
Phase I ESAs	22	\$2,000	\$44,000
Phase II ESAs (ave)	10	\$8,500	\$85,000
BEA/Due Care Plan	6	\$3,000	\$18,000
Brownfield Plans	3	\$3,500	\$10,500
Personnel		\$4,000	\$4,000
Supplies		\$1,500	\$1,500
TOTAL			\$165,000

Petroleum Grant - AABR

Task	Units	Unit Cost	Total
QAPP			\$1,000
HASP			\$1,000
Phase I ESAs	22	\$2,000	\$44,000
Phase II ESAs (ave)	10	\$8,500	\$85,000
BEA/Due Care Plan	6	\$3,000	\$18,000
Brownfield Plans	3	\$3,500	\$10,500
Personnel		\$4,000	\$4,000
Supplies		\$1,500	\$1,500
TOTAL			\$165,000

Task 3: Community Outreach: *Community Outreach* is a critical component for the Alpena EPA Brownfield Assessment Project. There is already strong support for brownfield redevelopment in the City, as evidenced by the successful implementation of six brownfield projects, as well as the partnerships with several organizations for this proposed project. The Community Outreach and Involvement Plan is more fully described in Section 3. The total budget for Task 3: Community Outreach is **\$12,000** for the Hazardous Substances Grant and **\$12,000** for the Petroleum Grant.

Task 4: Eligible Programmatic Expenses: The AABR will report and request reimbursement for all eligible programmatic and grant implementation expenses including quarterly and annual reporting, travel to the “New Awardees Workshop” offered by EPA Region V, and travel to the National Brownfields Conference. The total budget for Task 5: Programmatic Expenses is **\$10,250** under the Hazardous Substances Grant and **\$10,250** under the Petroleum Grant.

ii. **Budget Table:** The Alpena Authority for Brownfield Redevelopment is requesting EPA Brownfield Assessment Grants in the amount of **\$200,000** for sites impacted by Hazardous Substances and **\$200,000** for sites impacted by Petroleum.

Budget Categories	Task 1. Inventory	Task 2. Environmental Assessments (PHI&II ESAs, BEA, Cleanup Planning	Task 3. Community Outreach - Policy Development	Task 4. Eligible Programmatic Expenses	Totals
Hazardous Substances Grant Budget (\$200,000)					
Personnel	\$3,500	\$4,000	\$4,250	\$4,250	\$16,000
Travel	\$250	\$0	\$250	\$3,000	\$3,500
Equipment		\$0	\$0	\$0	\$0
Supplies	\$250	\$500	\$250	\$250	\$1,250
Contractual	\$9,750	\$159,500	\$7,250	\$2,750	\$179,250
Total	\$13,750	\$164,000	\$12,000	\$10,250	\$200,000
Petroleum Grant Budget (\$200,000)					
Personnel	\$3,500	\$4,000	\$4,250	\$4,250	\$16,000
Travel	\$250	\$0	\$250	\$3,000	\$3,500
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$250	\$500	\$250	\$250	\$1,250
Contractual	\$9,750	\$159,500	\$7,250	\$2,750	\$179,250
Total	\$13,750	\$164,000	\$12,000	\$10,250	\$200,000

b. Ability to Leverage

The Alpena Authority for Brownfield Redevelopment, the City of Alpena, and the participating partners will be contributing significant time and energy to ensure the success of this important project. While the assessments will be an important stimulus to brownfield redevelopment, they represent a relatively small percentage of the extraordinary costs of redeveloping contaminated sites over developing greenfield sites. The Authority fully expects that in order to effectively position these sites for redevelopment, additional resources will be necessary, including state brownfield grants and loans, other state funding sources, and brownfield tax increment financing.

Act 381, PA 1996 as amended, Michigan Brownfield Redevelopment Financing Act, provides incredible opportunities for leveraging local and state resources for environmental remediation, public health protection, and other Eligible Activities, through the capture and reimbursement of increased taxes due to additional investment. For many sites, the initial Environmental Site Assessment is a major barrier for prospective purchasers. For sites assessed under the EPA Brownfield Assessment Grant, environmental unknowns are answered and prospective purchasers can plan accordingly. The Alpena Authority for Brownfield Redevelopment leveraged almost \$1 million in Brownfield environmental and other eligible activities required by the redevelopment, with private investment totaling approximately \$17 million.

The City has also been very successful in leveraging State funding for affordable housing. Beginning in 2009, the City was awarded \$420,000 grant to develop twelve new residential units in downtown. In 2011, the City received a \$122,400 grant for 10 units, and was recently awarded a \$149,900 HOME grant for at least 10 units and a \$400,000 CDBG Downtown Rental Development Program grant for the development of mixed affordable and market rate units. One of the barriers for the use of these funds are environmental unknowns for potential project that can be addressed through the EPA Brownfield Assessment Grant. These funds can directly leverage the EPA funds and continued support is anticipated from the Michigan State Housing Development Authority. A letter of support and commitment from MSHDA is included in the Appendix.

In addition to CDBG and MSHDA funds, the Brownfield Authority and the City have the capacity to acquire additional funding sources to enhance brownfield redevelopment projects. Additional funding can come from USDA Rural Development programs, and the Michigan Economic Development Corporation grants and loans, for example. In addition to these direct leveraged dollars, the Project Partners are anticipated to contribute

thousands of dollars in in-kind services to coordinate service delivery, provide input on project development, implementation, and evaluation, and communicate the project opportunities. This leveraging experience in past projects and proposal to continue these efforts to leverage EPA Brownfield Assessment Grant funding with other public sources of funding meets the EPA Region V Priority of **Coordinated Public Funding for Brownfields**.

SECTION 3 COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. Plans for Involving Targeted Community & Other Stakeholders; and Communicating Project Progress

i. Community Involvement Plan: Community involvement is an important component of the City's programs and services, including this Brownfield Assessment Project. There are three primary approaches for the community involvement process: Direct communication with targeted community representatives; community forums; and community outreach.

Direct Targeted Community Representatives: As evidenced by the attached letters, there is widespread support and commitment to participate in the Project. These commitments from organizations representing seniors, low income families, children, education, job training and business will be harnessed as part of an initial meeting with targeted and affected community representatives to engage in methods to reach their constituencies, inform the community, and identify key criteria and potential sites for participation in the Project. A steering committee of representatives will be formed to provide input and support throughout the Project.

Community Forums: A series of community forums where all members of the public are invited and encouraged to attend will be held in the City to build interest and excitement in the project within the broader community, discuss key community initiatives that the Project may support, and identify key sites for Project resources. The forums will be held at the early stages of the Project and throughout the project.

Community Outreach: Along with direct communication with key stakeholders and as part of the community forums that will provide extensive community outreach, a broader communication outreach effort will be implemented, primarily through website information and media outreach. The project website will serve as a key mechanism to share consistent and updated information and can serve as a reference point to direct the membership of all the community groups. In addition, in the early stages of the project, meetings will be held with the editorial staff and board of the local newspaper and radio and TV stations to explain and help publicize the overall project and the community forums, as well as updates posted on the City's website and social media. Summary updates that will be developed for the Authority will be sent to the media.

ii. Communicating Progress: The Advisory Team that will help guide the overall project will meet on a quarterly basis to review progress, identify next steps for each project site, assist in determining resource allocations, and recommend additional community outreach efforts to share the project progress. The inventory that results from the meetings with the community and database searches will be structured into a GIS database and posted on the City's website. Information on the site, including the executive summary of the Phase I and Phase II ESAs, site photos, links to applicable zoning regulations, and other information, will be posted as the data is compiled. The web will serve as the primary tool to keep the community updated. A list serve of interested parties will be developed and periodic emails will be sent to provide progress reports and highlights of new information.

b. Partnerships with Governmental Agencies

i. Local/State/Tribal Environmental and Health Agencies. The development, implementation and evaluation of the Alpena Brownfield Assessment Project will closely integrate with local and state environmental and health agencies. A letter of commitment from the District #4 Health Department and letter of acknowledgement of the Alpena Authority for Brownfield Redevelopment EPA grant application from the Michigan Department of Environmental Quality are included in the Appendix. The City has worked extensively and will continue to work with the Health Department to ensure the health and safety of its citizens and visitors. The Health Department will be an important source of information for the preliminary health risk assessment to pinpoint particular contaminants of interest and a key focal point for research and information dissemination for health-related concerns. Health Department records and mapping data will be utilized to identify any particular contaminants or sources of contaminants that may pose a health risk. In addition, the Health Department will

be a key representative on the Project Advisory Group to help identify opportunities, share information, and evaluate results. In particular, the Health Department will be a critical resource in reviewing environmental assessments reports and providing input on overall community health issues that the Project can direct resources.

The Alpena Brownfield Authority and City of Alpena has a long standing positive working relationship with the Michigan Department of Environmental Quality District Office and statewide brownfield redevelopment staff. Sites identified as candidates for petroleum assessment funds are reviewed and approved by the MDEQ state brownfield specialist for determination of low priority as part of the site eligibility process. The MDEQ District Office representative will serve on the Project Advisory Group and play a key role in identifying potential sites, providing input on work plans, reports, Baseline Environmental Assessments and Brownfield Redevelopment Plans. In those cases where Brownfield Plans are proposed for environmental eligible activities, the MDEQ will review the Act 381 Work Plan for approval of State tax capture to leverage resources for environmental assessment and remediation of contaminated properties throughout the region.

ii. **Other local, state, and federal agencies:** Key partnerships for the Alpena Brownfield Assessment Project include the *Michigan State Housing Development Authority*, the primary State agency to support and fund affordable housing initiative and a key partner in a number of on-going projects in the City, *Alpena County Commission on Aging* which provides comprehensive services to seniors and the aging population, including transportation, home care, health services, and support groups, the *Alpena Downtown Development Authority*, which is responsible for the planning and implementation of economic development, historic preservation, and prevention of deterioration in the downtown business district, which will identify redevelopment opportunities and support redevelopment projects through tax increment financing for public improvements. The *Michigan Economic Development Corporation* has played an important role in brownfield redevelopment in the City and will continue that role to leverage additional resources through Tax Increment Financing of developmental eligible activities under Act 381. In addition to these agencies, the Authority fully expects that other governmental agencies will join the partnership and support the project, including the USDA Rural Development and the U.S. Economic Development Agency. The combination of state and federal funding through the Michigan State Housing Development Authority and the Michigan Economic Development Corporation funding that has been a critical part of past projects in the City of Alpena and will be a critical part of projects supported by the EPA Brownfield Assessment Grants, meeting the EPA Region V Priority of **Coordinated Public Funding for Brownfields**.

c. Participating Community Organizations

i. **Community Organization Description & Role:** Community organizations have expressed a strong interest in partnering with the Authority to link the resources of the EPA grant with their mission and efforts. Letters of commitment have been provided from broad and diverse organizations that will support the project. *Habitat for Humanity – Northeast Michigan* and the *Alpena County Home Improvement Program* will support **affordable housing** initiatives, the *Northeast Michigan Community Service Agency, Inc.* works with all agencies providing services to **disadvantaged individuals** and will provide a key link for input and access to those individuals who need support the most, the *District #5 Health Department* will assist in initial design, advise the Authority to advance community **public health** goals, and share information on key community health indicators, the *Alpena County Commission on Aging* will help connect **seniors** with the Project opportunities, *Target Alpena*, the primary economic development entity in the community will provide advice and support of business development opportunities and link with **business** leaders to identify investment opportunities, the *Alpena Area Convention & Visitors Bureau* will provide input from the **tourist economy**, the *Northeast Council of Governments* will provide a **regional** connection and resources.

These groups will be intimately involved in the program design and implementation, and will serve as a primary conduit for information about brownfield redevelopment opportunities. Each of these groups has a strong role in community development and will be key to ensuring the sustainable and long lasting impact of assessment investments.

ii. **Letters of Commitment:** Letters of commitment are included in the Appendix.

SECTION 4 PROJECT BENEFITS

The Alpena Brownfield Assessment Project will focus and direct community efforts and resources to address key environmental, economic, and public health and safety issues by identifying potentially impacted properties, particularly in the target population areas, removing the environmental unknowns regarding those properties, determining the necessary steps to remove existing threats and prevent exposure to pre-existing contamination, and redevelop impacted brownfield sites to provide affordable housing, employment, commerce, and increase tax base.

a. Welfare and/or Public Health

A primary objective of the Alpena Brownfield Assessment Project is to identify sites that are potential threats to human health and the environment, assess the actual environmental conditions of those sites, and determine the steps necessary to mitigate that exposure while providing for the reuse and redevelopment of contaminated sites. The primary initiative under this grant proposal to reduce threats to human health and the environment, particularly for the target population areas that have been unduly impacted by environmental impacts and brownfields is to conduct environmental site assessments on sites known or suspected to have been impacted by hazardous substances or petroleum products.

The Phase I ESA will identify Recognized Environmental Conditions associated with the past use of the property and the Phase II ESA will collect samples and conduct laboratory analysis of soil and groundwater in the areas of the RECs to determine whether contamination is above Michigan Department of Environmental Quality (MDEQ) Generic Residential Cleanup Criteria (GRCC).

The Authority will work with prospective developers to address contamination issues and, depending on the situation, work to provide incentives for mitigating environmental conditions. This mitigation may include excavation and disposal of source area contamination, groundwater remediation, and engineering and institutional controls. The Authority will work with the MDEQ and the developer to ensure appropriate installation, monitoring and maintenance of these controls.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

i. **Planning, Policies, and Other Tools:** The City of Alpena approved their Master Plan with a strong focus in sustainable redevelopment, particularly focusing on green stormwater management and support of LEED principles for development projects. The City has actively developed and promoted curbside and drop off recycling in cooperation with Alpena County. Other planning efforts in the City have a strong focus on sustainable development, including the DDA Strategic Plan, the Alpena Port and Community Asset Inventory, a collaborative effort of the City, the Northeast Michigan Council of Government, and Michigan State University, and the Alpena Place Plan, and the City Redevelopment Ready Communities Development Feasibility Report.

The Master Plan includes the Livability principles to provide more transportation choices, promote equitable, affordable housing, increase economic competitiveness, and support existing communities and encourage the preservation of open space and greenspace in developments. Creation and expansion of these areas, as well as links to walking trails, sidewalks, and bike paths is important to providing good development near and between existing neighborhoods, businesses and industries.

ii. **Integrating Equitable Development or Livability Principles:** A key focus of the Alpena Brownfield Assessment Project will be to address the relationship between brownfield sites, affordable housing options, and transportation choices in working with each of the communities under the guidance of their Master Plans. A primary focus of the Master Plan is to promote a vibrant community characterized by a mix of uses, appropriate density, transportation/housing choice and walkability. The recommended implementation steps are already underway, focusing on downtown building preservation, stimulating activity in the downtown, preserving neighborhoods, increasing housing and transportation choices, and business attraction.

The City and Brownfield Authority have been working with area major industries to identify and implement pollution prevention and resource conservation strategies and will continue to work with developers of brownfield sites to design and implement these critical elements. The Authority will work with local stakeholders to identify potential areas of contamination and the best course of action to follow to prevent

pollution, promote 'green design' in the remodeling of any structures, and utilize native plants in landscaping. Local companies in the area that recycle building materials will also be contacted for assistance with pollution prevention, resource recovery, and re-use of materials.

c. Economic or Non-Economic Benefits

i. **Economic or Non-Economic Benefits:** The re-use of existing buildings that have been vacant or abandoned for years is vital to providing a community atmosphere and appearance that is healthy and inviting. Many areas in the Region have properties that need to be assessed for Brownfield determination and need to be rehabilitated. Many of these properties are in very prominent and visible locations and have become 'eyesores' in the local community. Restoring and rehabilitating these properties is an important component to expand the economic vitality of the Region by focusing resources in existing communities, near neighborhoods and in close proximity to goods and services.

In discussion with local government officials, developers, financial institutions, and planners, potential projects are stymied because of a lack of certainty about environmental assessment and clean up costs due to brownfield conditions. By completing environmental assessments and developing redevelopment and due care plans under the EPA Brownfield Assessment Grant, properties will be well positioned for redevelopment and a major barrier to investment will be removed.

The redevelopment of blighted, underutilized, and contaminated property will significantly increase local tax base, not only by the property itself, but the adjacent properties will increase in value and provide spinoff redevelopment opportunities. The study commissioned by the EPA Brownfield Program estimates that residential values increased between 2 and 3 percent once a nearby brownfield was assessed or cleaned up.

Not only will the Alpena Brownfield Assessment Program have direct economic benefits, but non-economic benefits will also be accrued. Long standing eyesores can build a sense of community pride after redevelopment. A dilapidated building in downtown was refurbished through the extensive effort of a private developer, the City, the Authority and the State. As part of the project, the City was able to secure State and Federal funding for infrastructure upgrades, including streetscapes, strengthening the downtown, increasing walkability, and providing direct services to low and moderate income housing in the community.

ii. **Job Creation Potential: Partnerships with Workforce Development Programs:** An important component of the Alpena Brownfield Assessment Project is to link brownfield redevelopment opportunities to job training and employment. A letter of commitment from Michigan Works, the prime partnership organization responsible for job training and employment, is included in the Appendix. In addition, the Intermediate/Educational School Districts provide job training and apprentice services across the region, along with other regional education services. The Project will work directly with these organizations to seek input on the most effective methods to link job training, communicate those opportunities with their clientele, and continuously evaluate opportunities for collaboration. Any redevelopment projects undertaken as part of the EPA Project will be strongly encouraged to link with these job training and employment services to ensure the local workers are provided the maximum opportunity to fill any available jobs.

SECTION 5 PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

The Alpena Authority for Brownfield Redevelopment has taken a strong and effective approach in encouraging brownfield redevelopment. There are currently five Brownfield Projects in the City, resulting in over \$800,000 in approved environmental expenses and stimulating over \$6 million in private investment. The EPA Brownfield Assessment Grant will provide the necessary funds for the Brownfield Authorities to continue their environmental remediation, economic development and brownfield redevelopment initiatives.

a. Programmatic Capability

The Alpena Authority for Brownfield Redevelopment will be the grantee, with the full support and staffing from the City of Alpena. The project director for Alpena Brownfield Assessment Project will be Greg Sundin, Alpena City Manager. Greg has over 25 years of experience in governmental and service delivery, has served as the City Planning Director for the last 14 years, and was appointed as the City Manager in 2013. The project

manager will be Adam Poll, City of Alpena Planning Director, with over 7 years of local government service and grant management experience.

Grant fund revenues and expenditures are accounted for in the City financial system. The City Finance Director has over 20 years of experience of local government accounting, and will work closely with the Project Manager to ensure all grant revenues and expenses are consistent with the grant agreement. An environmental consulting firm will be selected to assist in implementing the EPA approved grant work plan. The Authority will select a consultant that demonstrates the highest level of competency while providing a cost-effective approach to achieving the tasks approved under the grant.

b. Audit Findings

The City of Alpena and the Alpena Authority for Brownfield Redevelopment have not had any adverse findings under the City's Comprehensive Annual Financial Report (CAFR). The CAFR, which is comprised of more than 90 pages of detailed financial statements in length, has been audited by an independent accounting firm and has received an unqualified (clean) opinion.

c. Past Performance

The Alpena Authority for Brownfield Redevelopment has not previously received any EPA brownfield grant funds. The City of Alpena has received EPA Brownfield Grants, as below.

i. Prior EPA Brownfield Grants: The City of Alpena received a \$200,000 Petroleum & Hazardous EPA Brownfield Assessment Grant in 2006.

- 1. Compliance with Grant Requirements** - All EPA Work Plan and terms and conditions were met. The City did receive extensions for the grant, because the economic downturn significantly limited consideration of public and private investment. All quarterly reports were submitted on time and all other program requirements were met; all sites were posted in ACRES. There was a relatively small balance of funds unexpended, \$40,796.38, just over 10% of the EPA grants received (\$400,000), again due to the economic downturn. There has been significant interest in private investment in the City and a strong need for additional funding.
- 2. Accomplishments** - Conducted 16 PHI, 10 PHII, 4 BEAs, and 2 Brownfield Plans, leveraging \$118,000 in cleanup and \$11,134,000 in redevelopment. Major projects include redevelopment of a vacant blighted hotel into an auto dealership with \$2.5 million of investment, redevelopment of a former gas station into a retail outlet, and assessment of a vacant waterfront property that has resulted in the development of an \$8 million downtown hotel

iii. Other Federal or Non-Federal Assistance Agreements: The City of Alpena has a long and effective history in successful state and federal grant management, and in effective financial operations. Over the past 5 years, the City has received and managed over \$2.3 million in state and federal grants, without adverse audit or administrative findings. The following is a summary of the federal grants received by the City of Alpena:

Grant Category	Year	Grant Amount	Outcomes
MSHDA CDBG Rental Rehabilitation Grants	2009	\$420,000	12 new units
	2011	\$122,440	Rehab of 10 existing unites
	2014	\$320,000	8 new units in process
MEDC CDBG Signature Building Grant	2009	\$80,000	Acquisition w/ \$80,000 private
MEDC CDBG Façade Improvement	2010	\$77,000	Façade w/ \$77,000 private
MEDC CDBG Façade/Rental Rehab	2015	\$1,291,591	10 new units and 3 rehab units

In each of these grant agreements, the City met and complied will all reporting requirements within the prescribed deadline, submitted the final reports, and kept the Federal or State project manager apprised of project progress. The City of Alpena has never had an adverse audit finding from any State or Federal Grant.

APPENDICES

ALPENA EPA BROWNFIELD ASSESSMENT PROJECT ALPENA AUTHORITY FOR BROWNFIELD REDEVELOPMENT ALPENA, MICHIGAN

Documentation of Threshold Criteria

Letter from Michigan Department of Environmental Quality

Documentation of Applicant Eligibility

Documentation of Leveraged Resources

Community Based Organization Letters of Support

\$200,000 Limit Waiver (not applicable)

Property Specific Determination Request (not applicable)

Petroleum Eligibility Determination (not applicable)

**Alpena EPA Brownfield Assessment Project
Alpena Authority for Brownfield Redevelopment
Alpena, Michigan**

Threshold Criteria for Site Assessment Grants

A. APPLICANT ELIGIBILITY

The Alpena Authority for Brownfield Redevelopment is a municipal corporation, established by the Alpena City Council in 1997 under the auspices of the Act 381, P.A. 1996 as amended, the Michigan Brownfield Redevelopment Financing Act and duly certified by the Michigan Secretary of State.

B. LETTER FROM THE STATE OR TRIBAL ENVIRONMENTAL AUTHORITY

A letter from Ron Smedley, Brownfield Redevelopment Coordinator, Brownfield Redevelopment Unit, Remediation and Redevelopment Division, Michigan Department of Environmental Quality is attached in Appendix A.

C. COMMUNITY INVOLVEMENT

Community involvement, a key element of the Alpena EPA Brownfield Assessment Project, will be engaged in three primary methods: outreach, stakeholder and target community meetings, and community input sessions. At the onset, basic project information will be prepared and shared with local media and community groups, stakeholders, and targeted communities. Meetings will be scheduled with project representatives and stakeholders and targeted communities and four public input sessions will be scheduled throughout the City. The purpose of the individual stakeholder and target community meetings and the public input session is to seek input on key issues, concerns and opportunities, and methods and practices to implement the project to best address those issues and concerns and realize the opportunities. In addition to the early project outreach, the community and stakeholders will be kept informed of project process, progress, and results through website updates, a newsletter that will be available digitally through direct email and paper through mailings. Periodic meetings will be held with stakeholders throughout the project to get input and share results. Outreach and community involvement are more fully described in Section 2: Project Description and Section 3: Community Engagement and Partnerships.

D. SITE ELIGIBILITY AND PROPERTY OWNERSHIP ELIGIBILITY

The Alpena EPA Brownfield Assessment Project grant application is a community-wide application. Sites will be selected in compliance with EPA requirements and through a site selection process described in Section C. The Alpena Authority for Brownfield Redevelopment, in cooperation with the City of Alpena and community partners, will develop and implement a community engagement process to identify potential sites, develop site evaluation criteria, and prioritize specific sites for expenditures under the program in compliance with all EPA requirements. Information gathered from the site evaluation and prioritization process will be summarized and site eligibility forms will be developed and provided to the EPA project manager, and to the MDEQ in the case of petroleum sites, for review and approval prior to initiation of assessment services. Only those sites that meet the EPA eligibility criteria will be submitted for approval.

**Letter from Michigan Department of Environmental Quality
Acknowledging EPA Brownfield Assessment Grant Application of
Alpena Authority for Brownfield Redevelopment**



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING



DAN WYANT
DIRECTOR

December 8, 2015

Mr. Greg Sundin, City Manager
City of Alpena
208 North First Avenue
Alpena, Michigan 49707

Dear Mr. Sundin:

SUBJECT: Michigan Department of Environmental Quality Acknowledgment of United States
Environmental Protection Agency Brownfield Grant Proposals for 2016

Thank you for your notice and request for a letter of acknowledgment for the city of Alpena Authority for Brownfield Redevelopment's (AABR) proposals to the United States Environmental Protection Agency (EPA) brownfield grant program. The Department of Environmental Quality (DEQ), Remediation and Redevelopment Division (RRD) encourages and supports locally-based assessment and redevelopment efforts. Our review of your proposed projects meets the EPA's requirements under the proposal guidelines.

The AABR is applying for a \$200,000 hazardous substances assessment grant and a \$200,000 petroleum assessment grant, both of which could be used to conduct assessment activities at eligible brownfield sites in the city. The RRD recognizes the success that Alpena achieved with a previous assessment grant and believes it will be equally successful with new funding. The AABR is considered eligible for these grants as an economic development agent of a local governmental unit.

Should the EPA award these brownfield grants to the AABR, it would stimulate redevelopment and reuse of underutilized and contaminated properties and improve the economic development and environmental conditions in the municipality. If you need further information or assistance regarding specific brownfield sites, please contact me at the number below or by email at smedleyr@michigan.gov.

Sincerely,

Ronald L. Smedley
Brownfield Redevelopment Coordinator
Brownfield Redevelopment Unit
Remediation and Redevelopment Division
517-284-5153

cc: Carrie Geyer, DEQ

Community Organization Letters of Support and Commitment



December 15, 2015

Mr. Matthew Didier
U.S. Environmental Protection Agency, Region 5
77 West Jackson Boulevard
Chicago, Illinois 60604-5307
Didier.Matthew@epa.gov

Dear Mr. Didier:

The Michigan Economic Development Corporation (MEDC) would like to express its support for the Alpena Authority for Brownfield Redevelopment U.S. EPA Brownfield Assessment Grant application. The EPA's assistance has provided communities throughout the state with the Brownfield cleanup and redevelopment resources need to reinvigorate communities mitigate health and environmental hazards, and address long-standing environmental health issues associated with our Brownfield sites. The EPA has been a valued partner in Michigan's efforts to turn blighted, contaminated properties into nationally recognized Brownfield redevelopments.

EPA Brownfield Assessment funding provides critical initial information regarding the environmental condition of suspected Brownfield properties and help to position the property for redevelopment. Once development proposals are presented, local Brownfield redevelopment authorities and the Michigan Department of Environmental Quality for environmental eligible activities and MEDC for non-environmental eligible activities review plans for reimbursement from future property tax increase due to additional investment.

The MEDC and Alpena Authority for Brownfield Redevelopment are currently cooperating on a number of Brownfield projects in the City of Alpena, and we look forward to continued cooperation with additional projects brought forward by the Authority through the EPA Brownfield Assessment Grant and other sources.

We encourage the EPA to review this application and give it full consideration as it works to distribute funds through this program.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Czarnecki", with a small dash at the end.

Katharine Czarnecki
Director, Community Development

cc: Greg Sundin, Manager, City of Alpena



STATE OF MICHIGAN

RICK SNYDER
GOVERNOR

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
LANSING

KEVIN ELSENHEIMER
EXECUTIVE DIRECTOR

Mr. Matthew Didier
U.S. Environmental Protection Agency, Region 5
77 West Jackson Boulevard
Chicago, Illinois 60604-5307
Didier.Matthew@epa.gov

Dear Mr. Didier:

The Michigan State Housing Development Authority (MSHDA) is pleased to support the application of the Alpena Authority for Brownfield Redevelopment to the EPA for a Brownfield Assessment Grant.

The Alpena Authority for Brownfield Redevelopment is requesting EPA funding to support affordable housing for low income families and seniors and community redevelopment, mitigate health and environmental hazards, and address long-standing environmental health issues associated with Brownfield sites in our community.

MSHDA's mission is to enhance Michigan's economic and social health through housing and community development activities and works with Michigan communities and the private sector through a variety of programs that provide financial support for affordable housing, including homeowner and rental rehabilitation programs.

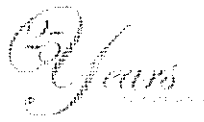
We are excited at the prospect of EPA support to Alpena to significantly expand the work of the City, Brownfield Authority, MSHDA and community partners.

MSHDA will work closely with the Brownfield Authority and commit to identify potential brownfield sites and project, share information and work with developers and the community on the opportunities for MSHDA funding as part of the Brownfield affordable housing projects, and provide support and assistance to redevelopment projects through the development approval process.

We encourage the favorable review by the EPA of the Alpena Authority for Brownfield Redevelopment EPA Brownfield Assessment Grant application.

Sincerely,

James Espinoza, Community Development Specialist
Michigan State Housing Development Authority



December 14, 2015

Mr. Matthew Didier
U.S. Environmental Protection Agency, Region 5
77 West Jackson Boulevard
Chicago, Illinois 60604-5307
Didier.Matthew@epa.gov

Dear Mr. Didier,

Habitat for Humanity Northeast Michigan is very supportive of the application from the Alpena Authority for Brownfield Redevelopment to the EPA for a Brownfield Assessment Grant. The Alpena Authority for Brownfield Redevelopment is requesting that the EPA funding to support affordable housing for low income families and seniors and community redevelopment, mitigate health and environmental hazards, and address long-standing environmental health issues associated with brownfield sites in our community.

The mission of Habitat for Humanity Northeast Michigan is to build hope and homes in the communities we serve -- Alcona, Alpena, and Presque Isle Counties. We are a nonprofit agency dedicated to helping low income families obtain safe, decent, affordable, and permanent housing. We work together with families to build homes based on their needs and within their budget. These are families who have been turned away by conventional mortgage lenders and are unable to obtain a home of their own. These families work in our communities and turn to Habitat for a hand up and out of poverty and substandard housing.

HFHNEMI is enthusiastic at the prospect of having EPA support to significantly expand the work of the Authority and community partners. Habitat for Humanity Northeast Michigan will commit to:

- ✓ Inform our partner families of the project services, opportunities for input, and project outcomes
- ✓ Assist in promoting the availability of grant services to individuals and businesses within our community
- ✓ Advise the Authority of brownfield opportunities that can enhance the goals of our organization
- ✓ Share information on key community indicators that can serve as benchmarks for measuring project progress

We encourage the favorable review by the EPA of the Alpena Authority for Brownfield Redevelopment EPA Brownfield Assessment Grant application.

Sincerely,

A handwritten signature in black ink, appearing to read "Wade Yocum", with a long horizontal line extending to the right.

Wade Yocum, Executive Director
Habitat for Humanity Northeast Michigan
wyocum@habitatnemi.org



Alpena County Home Improvement Program

719 W. Chisholm Street, Ste. 5
Alpena, MI 49707

Contact Person: Christina Skiba

Telephone (989) 354-9664
Fax (989) 354-9783

December 14, 2015

Mr. Matthew Didier
U.S. Environmental Protection Agency, Region 5
77 West Jackson Boulevard
Chicago, Illinois 60604-5307
Didier.Matthew@epa.gov

Dear Mr. Didier:

The Alpena County Home Improvement Program is pleased to support the application of the Alpena Authority for Brownfield Redevelopment to the EPA for a Brownfield Assessment Grant.

The Alpena Authority for Brownfield Redevelopment is requesting EPA funding to support affordable housing for low income families and seniors and community redevelopment, mitigate health and environmental hazards, and address long-standing environmental health issues associated with Brownfield sites in our community.

The Mission of the Alpena County Home Improvement Program is to assist low & very low income single-family households rehabilitate their home by offering deferred and no to low interest loans. It is always the interest of the Program to improve the community.

The Alpena County Home Improvement Program is excited at the prospect of EPA support to significantly expand the work of the Authority and community partners.

The Alpena County Home Improvement Program will commit to:

- ☒ Inform our constituents of the project services, opportunities for input, and project outcomes;
- ☒ Assist in promoting the availability of grant services to individuals and businesses within the community;
- ☒ Advising the Authority on brownfield opportunities that can enhance the goals of our organization;
- ☒ Engage in the identification of potential brownfield properties for the inventory;
- ☒ Share information on key community indicators that can serve as benchmarks for measuring project progress;
- ☒ Work with potential developers to identify and foster private investment opportunities on sites included in the Project;
- ☒ Provide support and assistance to redevelopment projects through the development approval process.

We encourage the favorable review by the EPA of the Alpena Authority for Brownfield Redevelopment EPA Brownfield Assessment Grant application.

Sincerely,

Christina Skiba
Director



This Institution is an Equal Opportunity Provider
Hearing Impaired and/or Disabled Applicants Can Call
Michigan Relay System Text Telephone
1-800-649-3777



2375 Gordon Road
Alpena, MI 49707
(989) 356-3474
FAX (989) 354-5909

December 15, 2015

Mr. Matthew Didier
U.S. Environmental Protection Agency, Region 5
77 West Jackson Boulevard
Chicago, Illinois 60604-5307

Dear Mr. Didier:

Northeast Michigan Community Service Agency, Inc. (NEMCSA) is pleased to support the application of the Alpena Authority for Brownfield Redevelopment to the EPA for a Brownfield Assessment Grant.

The Alpena Authority for Brownfield Redevelopment is requesting EPA funding to support affordable housing for low income families and seniors and community redevelopment, mitigate health and environmental hazards, and address long-standing environmental health issues associated with Brownfield sites in our community.

Our mission is to provide quality programs and services to strengthen and enhance the self-sufficiency of individuals, families, and communities through the best use of human and financial resources, focusing on those who are experiencing an economic hardship.

NEMCSA currently provides technical assistance to Alpena County's Home Improvement Program to assist low-income, single-family owners rehabilitate their homes within the City of Alpena. In addition, NEMCSA will provide support and assistance to the Alpena Authority for their redevelopment projects that take place through the development approval process.

We encourage the favorable review by the EPA of the Alpena Authority for Brownfield Redevelopment EPA Brownfield Assessment Grant application.

Sincerely,

Lisa Bolen,
Executive Director



12/15/15

Mr. Matthew Didier
U.S. Environmental Protection Agency, Region 5
77 West Jackson Boulevard
Chicago, Illinois 60604-5307
Didier.Matthew@epa.gov

Dear Mr. Didier:

The Alpena Downtown Development Authority is pleased to support the application of the Alpena Authority for Brownfield Redevelopment to the EPA for a Brownfield Assessment Grant.

The Alpena Authority for Brownfield Redevelopment is requesting EPA funding to

- Support affordable housing for low-income families and seniors
- Support community redevelopment
- Mitigate health and environmental hazards, and
- Address long-standing environmental health issues associated with Brownfield sites.

The DDA's primary focus is to be a catalyst in the development of a community's downtown district. We accomplish this through a number of avenues, including continual improvements to the economic stability of our district as it relates to the success of the businesses within district and the betterment of the community-at-large. Making sure the development environment is healthy is a large factor in the success of our downtown. Our partnership with the Brownfield Authority increases the developer's ability to utilize available tools.

The DDA is excited at the prospect of EPA support to significantly expand the work of the Authority and community partners.

The DDA will commit to

- Inform our constituents of the project services, opportunities for input, and project outcomes;
- Advising the Authority on brownfield opportunities that can enhance the goals of our organization;
- Share information on key community indicators that can serve as benchmarks for measuring project progress;
- Work with potential developers to identify and foster private investment opportunities on sites included in the Project;
- Provide support and assistance to redevelopment projects through the development approval process.

We encourage the favorable review by the EPA of the Alpena Authority for Brownfield Redevelopment EPA Brownfield Assessment Grant application.

Sincerely,

A handwritten signature in black ink, appearing to read "J. S. S. S.", is written over a horizontal line.

Executive Director



Alpena Area Convention & Visitors Bureau
235 W. Chisholm St., Alpena, MI 49707
800.425.7362 | www.alpenacvb.com

Mr. Matthew Didier
U.S. Environmental Protection Agency, Region 5
77 West Jackson Boulevard
Chicago, Illinois 60604-5307
Didier.Matthew@epa.gov

Dear Mr. Didier:

The Alpena Area Convention & Visitors Bureau is pleased to support the application of the Alpena Authority for Brownfield Redevelopment to the EPA for a Brownfield Assessment Grant.

The Alpena Authority for Brownfield Redevelopment is requesting EPA funding to support affordable housing for low income families and seniors and community redevelopment, mitigate health and environmental hazards, and address long-standing environmental health issues associated with Brownfield sites in our community.

The primary mission of the Alpena Area Convention & Visitors Bureau is to enhance the economy of the Alpena County area through the promotion of the Alpena Area as a destination for overnight visitors.

The Alpena Area Convention & Visitors Bureau is excited at the prospect of EPA support to significantly expand the work of the Authority and community partners. This support is critical to the further economic development of the community.

The Alpena Area Convention & Visitors Bureau will commit to assisting with any of the below items as they fit with our mission at the time of project scoping.

- ☐ Inform our constituents of the project services, opportunities for input, and project outcomes;
- ☐ Assist in promoting the availability of grant services to individuals and businesses within the community;
- ☐ Advising the Authority on brownfield opportunities that can enhance the goals of our organization;
- ☐ Engage in the identification of potential brownfield properties for the inventory;
- ☐ Share information on key community indicators that can serve as benchmarks for measuring project progress;
- ☐ Work with potential developers to identify and foster private investment opportunities on sites included in the Project;
- ☐ Provide support and assistance to redevelopment projects through the development approval process.

We encourage the favorable review by the EPA of the Alpena Authority for Brownfield Redevelopment EPA Brownfield Assessment Grant application.

Sincerely,

A handwritten signature in black ink, appearing to read "Mary Beth Stutzman".

Mary Beth Stutzman, President & CEO
Alpena Area Convention & Visitors Bureau
Alpena: Sanctuary of the Great Lakes

Mr. Matthew Didier
U.S. Environmental Protection Agency, Region 5
77 West Jackson Boulevard
Chicago, Illinois 60604-5307
Didier.Matthew@epa.gov

Dear Mr. Didier:

The Target Alpena Development Corporation is pleased to support the application of the Alpena Authority for Brownfield Redevelopment to the EPA for a Brownfield Assessment Grant.

The Alpena Authority for Brownfield Redevelopment is requesting EPA funding to support affordable housing for low income families and seniors and community redevelopment, mitigate health and environmental hazards, and address long-standing environmental health issues associated with Brownfield sites in our community.

Our organization is the primary conduit of economic activity and development in Alpena and is committed to the economic well-being of Alpena and the residents of northeast Michigan.


The Target Alpena Development Corporation is excited at the prospect of EPA support to significantly expand the work of the Authority and community partners.

The Target Alpena Development Corporation pledges to assist with the following:

- ☐ Inform our constituents of the project services, opportunities for input, and project outcomes;
- ☐ Assist in promoting the availability of grant services to individuals and businesses within the community;
- ☐ Advising the Authority on brownfield opportunities that can enhance the goals of our organization;
- ☐ Engage in the identification of potential brownfield properties for the inventory;
- ☐ Work with potential developers to identify and foster private investment opportunities on sites included in the Project;
- ☐ Provide support and assistance to redevelopment projects through the development approval process.

We encourage the favorable review by the EPA of the Alpena Authority for Brownfield Redevelopment EPA Brownfield Assessment Grant application.

Sincerely,


Jim Klarich
Executive Director
Target Alpena Development Corporation

Documentation of Applicant Eligibility

The Alpena Authority for Brownfield Redevelopment is a municipal corporation, established by the Alpena City Council in 1997 under the auspices of the Act 381, P.A. 1996 as amended, the Michigan Brownfield Redevelopment Financing Act and duly certified by the Michigan Secretary of State.

The following is the preamble to Act 381, P.A. 1996 as amended:

BROWNFIELD REDEVELOPMENT FINANCING ACT

Act 381 of 1996

AN ACT to authorize municipalities to create a brownfield redevelopment authority to facilitate the implementation of brownfield plans; to create brownfield redevelopment zones; to promote the revitalization, redevelopment, and reuse of certain property, including, but not limited to, tax reverted, blighted, or functionally obsolete property; to prescribe the powers and duties of brownfield redevelopment authorities; to permit the issuance of bonds and other evidences of indebtedness by an authority; to authorize the acquisition and disposal of certain property; to authorize certain funds; to prescribe certain powers and duties of certain state officers and agencies; and to authorize and permit the use of certain tax increment financing.

History: 1996, Act 381, Eff. Sept. 16, 1996;—Am. 2003, Act 259, Imd. Eff. Jan. 5, 2004.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/18/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Alpena Authority for Brownfield Redevelopment

* b. Employer/Taxpayer Identification Number (EIN/TIN):

38-6004519

* c. Organizational DUNS:

0859009750000

d. Address:

* Street1:

208 First Avenue

Street2:

* City:

Alpena

County/Parish:

* State:

MI: Michigan

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

49707-2864

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Michael

Middle Name:

* Last Name:

McClelland

Suffix:

Title:

Organizational Affiliation:

* Telephone Number:

231.633.6303

Fax Number:

* Email:

mac@otwellmawby.com

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-04

* Title:

FY16 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Alpena EPA Brownfield Assessment Project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

1st

* b. Program/Project

1st

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2016

* b. End Date:

09/30/2019

18. Estimated Funding (\$):

* a. Federal	400,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	400,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Michael

Middle Name:

* Last Name:

McClelland

Suffix:

* Title:

Consultant - Alpena Brownfield Authority

* Telephone Number:

231.633.6303

Fax Number:

* Email:

mac@otwellmawby.com

* Signature of Authorized Representative:

Michael McClelland

* Date Signed:

12/18/2015